

GEORGE E. COLE
LEGAL FORMS

69-31-045

NO. 804
April, 1980

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

Consult a lawyer before using or acting under this form.
A warranty, including merchantability and fitness, are excluded.

COOK COUNTY ILLINOIS
FILED FOR RECORD

26 971 546

Sidney K. Olson

RECORDER OF DEEDS

26971546

THE GRANTOR F. I. D. C., INC.

1984 FEB 16

AM 11:14

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS for and in consideration of the sum of TEN AND NO/100

DOLLARS,

in hand paid,

and pursuant to authority given by the Board of DIRECTORS

of said corporation, CONVEYS and WARRANTS to

LANCE L. VLCEK, A BACHELOR AND BETH A. BRENNAN, A FEMME D' SOL, not as Tenants in Common but as JOINT TENANTS, 215 E. Chicago Ave, CHICAGO, ILL.

(The Above Space For Recorder's Use Only)

the following described Real Estate situated in the County of COOK in the State of Illinois, to wit: SEE RIDER ATTACHED HERETO.

LEGAL DESCRIPTION: UNIT NO. 18137-3'NE" IN MARTIN PLACE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN THE CONSOLIDATION OF LOTS 11, 12, 15, 16 AND 19 IN BLOCK 1 OF THE VILLAGE OF THORNTON STATION, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJACENT TO SAID LOT 1 ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2687513 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

THIS DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO RATA AND VEST IN THE GRANTEEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANOR HEREIN TO ACCOMPLISH THE RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

GRANOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS ALL RIGHTS AND EASEMENTS APPURTENANTS TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL TAXES FOR THE YEAR 1984 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF RECORD.

69.31.045-0

29.31.314.012-016

26 971 546

UNOFFICIAL COPY

170 05

Property of Cook County Clerk's Office

COOK
CO. NO. 016
2 6 1 1 9

CANCELLED
STATE OF ILLINOIS
REVENUE
26 25
B.I. 11252
FBI 1034
REVENUE

TO HAVE AND TO HOLD said premises no in tenancy in common, but in joint tenancy forever.
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its ASSISTANT Secretary, this 19TH day of DECEMBER, 19 83.

IMPRESS CORPORATE SEAL HERE
BY Frank W. Gastor (NAME OF CORPORATION)
ATTEST: Jeanette M. Funchion ASSISTANT

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public, in and for the County of COOK and State aforesaid, DO HEREBY CERTIFY, that FRANK W. GASTOR personally known to me to be the President of the F. I. D. C., INC.

IMPRESS NOTARIAL SEAL HERE
corporation, and JEANETTE M. FUNCHION personally known to me to be the ASSISTANT Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and ASSISTANT Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereon pursuant to authority given by the Board of DIRECTORS of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19TH day of DECEMBER, 19 83
Commission expires JUNE 17TH, 19 86
E. Davis Osborne
NOTARY PUBLIC

This instrument was prepared by Jeanette M. Funchion, F. I. D. C., Inc., 21110 Western Ave., Olympia Fields, IL 60461
(NAME AND ADDRESS)

MAIL TO: {
Financial Federal Savings (Name)
21110 Western Ave.
Olympia Fields, IL 60461 (Address)
(City, State and Zip)

ADDRESS OF PROPERTY:
Unit 3-NE, 18137 Martin Ave.
Homewood, IL 60430
THE ABOVE ADDRESS IS FOR STATISTICAL PURPOSES ONLY AND IS NOT A PART OF THIS DEED.
SEND SUBSEQUENT TAX BILLS TO:
Lance L. Vicek
Same as property (Name)
BOX 333 (Address)

OR RECORDER'S OFFICE BOX NO. _____

END OF RECORDED DOCUMENT

REAL ESTATE TRANSFER TAX
26 971 546
26 25
26 25

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16530-8